

Public Notice

U.S. Army Corps of Engineers, Norfolk District

March 20, 2008

CENAO-REG
NAO-2007-692

PUBLIC NOTICE

The District Engineer has received a permit application for work described below:

APPLICANT

Celebrate Virginia South, LLC
c/o Chris Hornung
1201 Central Park Boulevard
Fredericksburg, Virginia 22401

WATERWAY AND LOCATION OF THE PROPOSED WORK: The project is located in unnamed tributaries to Fall Quarry Run, a tributary to the Rappahannock River, within the existing Celebrate Virginia! South commercial development located in the City of Fredericksburg, Virginia. The Celebrate Virginia! South (CVAS) commercial development is an approximately 371-acre project located west of Interstate 95 (I-95), and north of Fall Hill Avenue (Route 639), and south of the Rappahannock River.

PROPOSED WORK AND PURPOSE: On July 20, 2007, the Norfolk District U.S. Army Corps of Engineers issued Individual Permit # NAO-2007-692 which authorized permanent impacts to 0.52 acre of wetlands, 0.05 acre of open water, and 3,375 linear feet of stream channel and temporary impacts to 0.34 acre of open water associated with the 371-acre Celebrate Virginia! South commercial development project. These impacts were authorized for the general purpose of constructing a commercial/tourism campus in the City of Fredericksburg, Virginia and for the specific purpose of authorizing rehabilitation of an existing dam embankment, road crossings, utility crossings, and the grading associated with pad site construction.

The applicant, Celebrate Virginia South, LLC, proposes to modify the existing permit to include additional permanent impacts to 0.20 acre of wetland and 926 linear feet of stream channel. In addition, Celebrate Virginia South, LLC proposes to impact previously recorded areas of mitigation buffers that were formerly recorded as covenants to protect these areas in perpetuity. These additional impacts are requested for the general purpose of constructing the proposed Kalahari Resort and Conference Center and for the specific purpose of grading necessary to construct the facility. Low Impact Development (LID) techniques are being used throughout the site where feasible. To mitigate for impacts to wetlands, the applicant proposes to purchase 0.40 wetland credits (2:1 ratio) at the Blackjack Wetland Mitigation Bank in Culpeper County, Virginia. To mitigate for stream channel impacts, the applicant proposes offsite preservation, restoration, and enhancement of stream channel within the watershed.

In addition to the required Department of the Army permit, the applicant must obtain a Virginia Water Protection Permit from the Virginia Department of Environmental Quality (DEQ) assuring that applicable laws and regulations pertaining to water quality are not violated and possibly a permit from the City of Fredericksburg Wetlands Board.

AUTHORITY: Permits are required pursuant to Sections 401 and 404 of the Clean Water Act (Public Law 95-217) and Title 62.1 of the Code of Virginia.

FEDERAL EVALUATION OF APPLICATION: The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed activity on the public interest. The decision will reflect the national concern for both protection and utilization of important resources. The benefits which may be expected from the proposal must be balanced against its reasonably foreseeable detriments. All of the proposal's relevant factors will be considered, including conservation, economics, aesthetics, general environmental concerns, wetlands, cultural values, fish and wildlife values, flood hazards, flood plain values, land use classification, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, consideration of property ownership and, in general, the needs and welfare of the people.

The Corps of Engineers is soliciting comments from the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the individual and cumulative impacts of this proposed activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity. Anyone may request a public hearing to consider this permit application by writing to the District Engineer within 30 days of the date of this notice, stating specific reasons for holding the public hearing. The District Engineer will then decide if a hearing should be held.

Preliminary review indicates that: (1) no environmental impact statement will be required; (2) no species of fish, wildlife, or plant (or their critical habitat) listed as endangered or threatened under the Endangered Species Act of 1973 (PL 93-205) will be affected; and (3) known properties eligible for inclusion in the National Register of Historic Places are in or near the permit area, and would likely be affected by the proposal. These include the Banks Ford Historic District and the Salem Church Historic District. Additional information might change any of these findings. For compliance with the Coastal Zone Management Act of 1972, as amended, the applicant must certify that federally licensed or permitted activities affecting Virginia's coastal zone (Tidewater) will be conducted in a manner consistent with the Virginia Coastal Resources Management Program (VCP). For more information or to obtain a list of the enforceable programs of the VCP, contact the Department of Environmental Quality, Office of Environmental Impact Review at (804) 698-4330 or e-mail: elirons@deq.state.va.us.

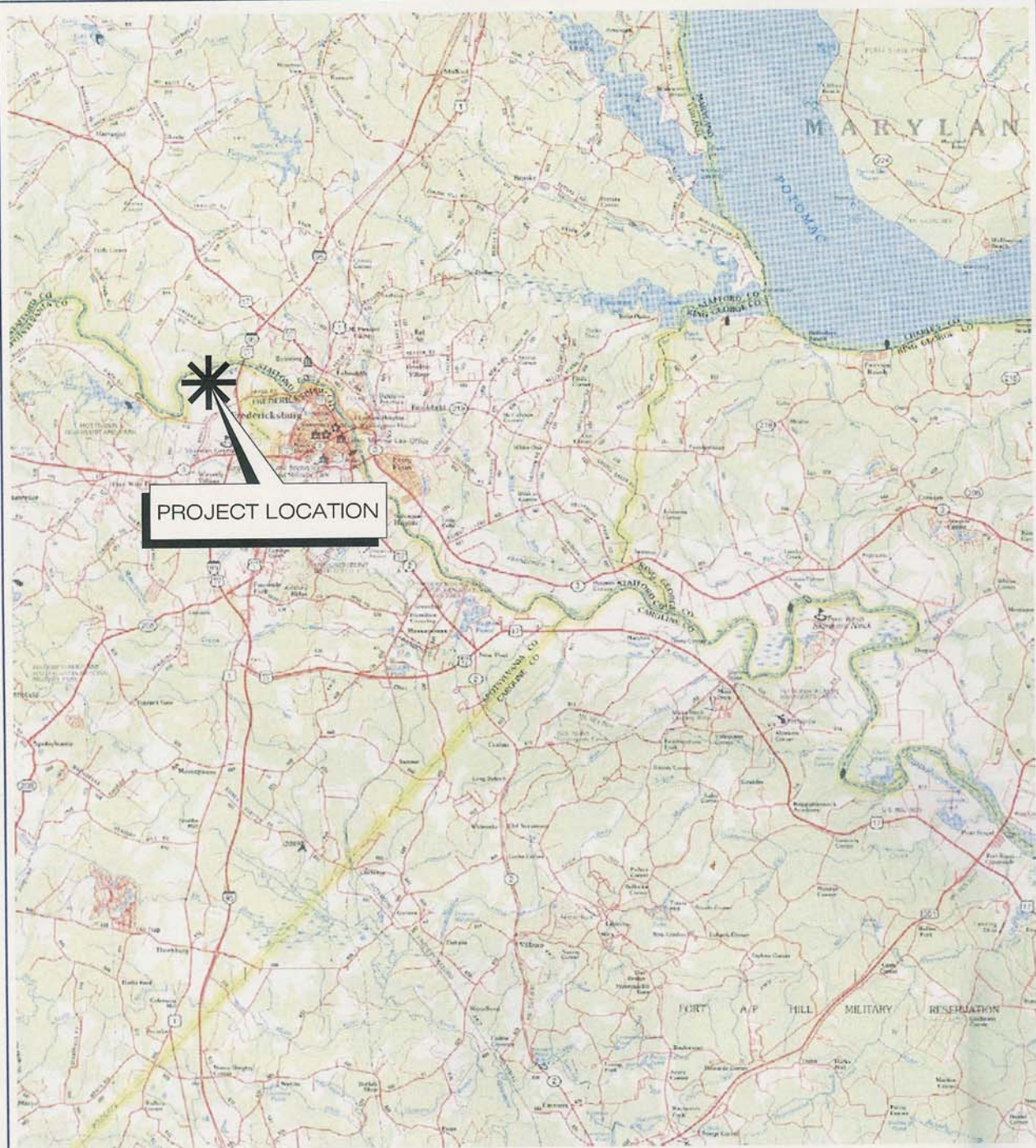
COMMENT PERIOD: Comments on this project should be made in writing, addressed to the Norfolk District, Corps of Engineers (ATTN: CENAO-REG), 803 Front Street, Norfolk, Virginia 23510-1096, and should be received by the close of business on **April 21, 2008**.

If you have any questions, please call Hal Wiggins at (540) 548-2517.

FOR THE DISTRICT ENGINEER:

Keith B. Lockwood
Chief, Northern Virginia
Regulatory Section

Attachment: Drawings



2.4 MILES 1.2 0 MILES 2.4 MILES
SCALE: 1 INCH = 2.4 MILES



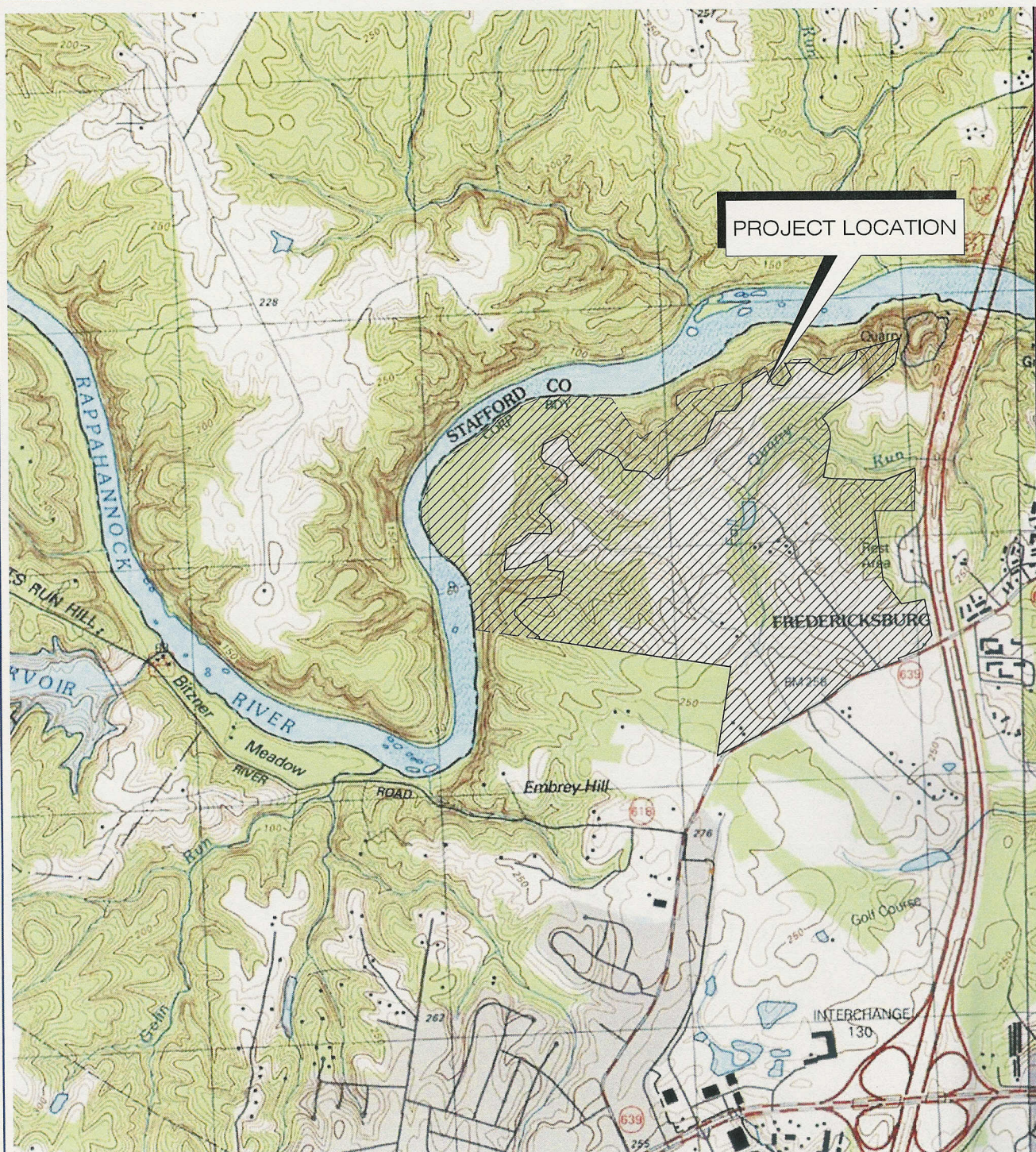
**WILLIAMSBURG
ENVIRONMENTAL
GROUP, INC.**

FIGURE 1-1
PROJECT VICINITY MAP
CELEBRATE VA SOUTH AND KALAHARI RESORT
AND CONFERENCE CENTER

SOURCE: VIRGINIA ATLAS AND GAZETTEER,
DeLORME MAPPING CO., 2005.

SPOTSYLVANIA CO., VA

MARCH 2008



2000' 1000' 0' 2000'
SCALE: 1 INCH = 2000 FEET



WILLIAMSBURG
ENVIRONMENTAL
GROUP, INC.

LATITUDE: 38° 19' 02.11"
LONGITUDE: 77° 30' 55.40"

SOURCE: USGS 7.5 MINUTE SERIES TOPOGRAPHIC MAP,
XXX, VA QUADRANGLE,
1969 (REVISED 1984)

FIGURE 1-2

PROJECT LOCATION MAP

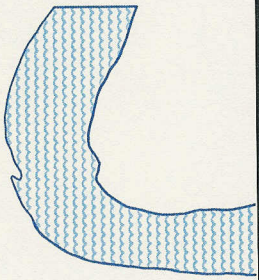
CELEBRATE VA SOUTH AND KALAHARI RESORT
AND CONFERENCE CENTER

SPOTSYLVANIA CO., VA

MARCH 2008

LEGEND:

-  SURVEYED WETLAND LIMITS
-  SURVEYED STREAM CHANNEL LIMITS
-  PROPOSED WETLAND IMPACTS
-  PROPOSED STREAM CHANNEL IMPACTS
-  PROPOSED TEMPORARY WETLAND IMPACTS
-  PROPOSED TEMPORARY STREAM CHANNEL IMPACTS
-  APPROXIMATE RESOURCE PROTECTION AREA (RPA) LIMITS
-  CONSERVATION AREA STREAM BUFFER
-  BUFFER ENCROACHMENT
-  POTENTIAL STREAM RESTORATION
-  CULTURAL RESOURCE CONSERVATION AREA 'A'
-  CULTURAL RESOURCE CONSERVATION AREA 'B'
-  CULTURAL RESOURCE CONSERVATION AREA 'C'
-  PROPOSED STORMWATER MANAGEMENT FACILITY (SWMF)
-  SALEM CHURCH BATTLEFIELD DISTRICT
-  BANKS FORD HISTORIC DISTRICT
-  HISTORIC RESOURCE 44SP0570 TO BE PRESERVED (1.26 ACRES ±)



**CUMULATIVE JURISDICTIONAL
AREA IMPACTS MAP
CELEBRATE VIRGINIA SOUTH AND
KALAHARI RESORT & CONFERENCE CENTER
FREDERICKSBURG, VIRGINIA**



5209 Center Street
Williamsburg, Virginia 23188
(757) 550-6800

7501 Boulders View Drive
Suite 205
Richmond, Virginia 23226
(804) 267-3474

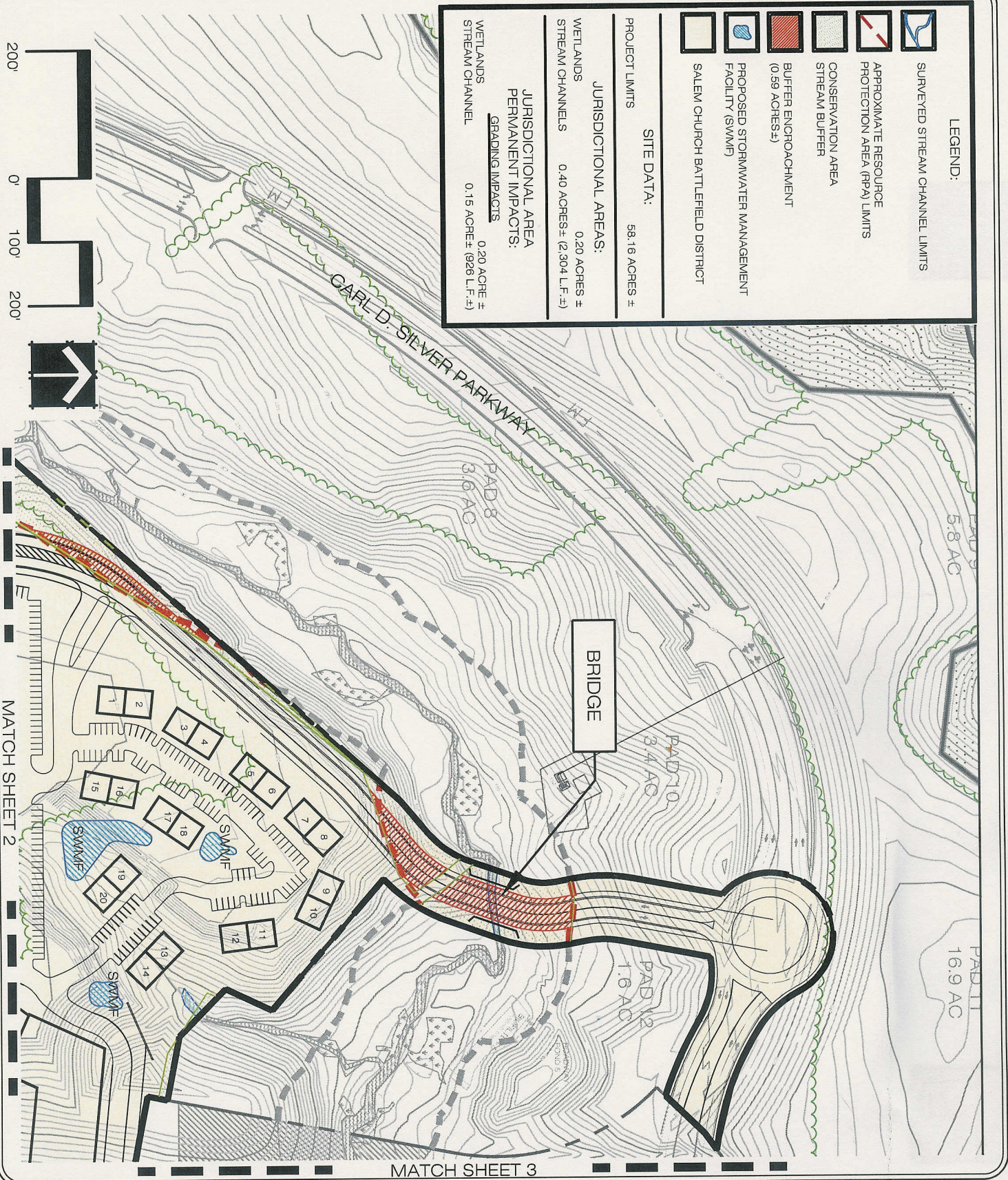
13921 Park Center Road
Suite 100
Hemlock, Virginia 20171
(703) 437-3036

5705 Salem Run Blvd.
Suite 105
Fredericksburg, Virginia 22407
(540) 785-5544

Environmental Consultants



CHECKED BY: [Signature]
DATE: 10/15/09
SCALE: 1" = 1000' FEET
SHEET: 3791-001



REVISIONS:

NO.	DATE	DESCRIPTION
1	08/11/11	BASE MAP PROVIDED BY: [blank]
2	08/11/11	BASE MAP PROVIDED BY: [blank]

DESIGNER: [blank]

CHECKED BY: [blank]

DATE: [blank]

SCALE: 1" = 200' (1" = 100')

SHEET: 1

JURISDICTIONAL AREA IMPACTS MAP

KALAHARI RESORT & CONFERENCE CENTER

CITY OF FREDERICKSBURG, VIRGINIA

WEG

WILLIAMSBURG ENVIRONMENTAL GROUP, INC.

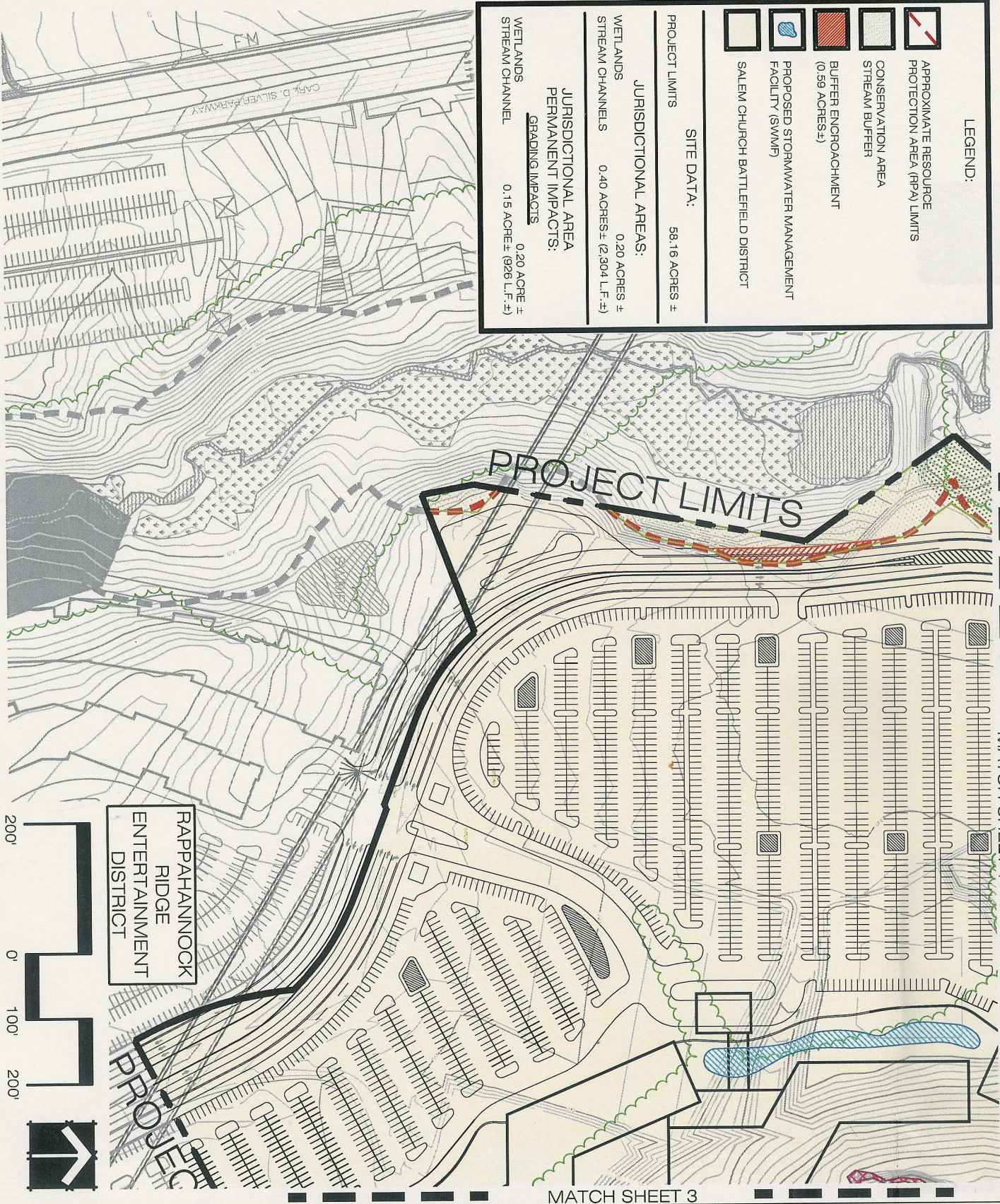
5209 Center Street
Williamsburg, Virginia 23168
(757) 220-5859

7501 Boulder View Drive
Suite 205
Richmond, Virginia 23225
(804) 267-3474

13921 Park Center Road
Suite 100
Harrison, Virginia 20171
(703) 437-3056

5705 Salem Run Blvd.
Suite 105
Fredericksburg, Virginia 22407
(540) 785-5544

Environmental Consultants



JURISDICTIONAL AREA IMPACTS MAP
KALAHARI RESORT & CONFERENCE CENTER
CITY OF FREDERICKSBURG, VIRGINIA



5209 Center Street
 Williamsburg, Virginia 23186
 (757) 220-5889

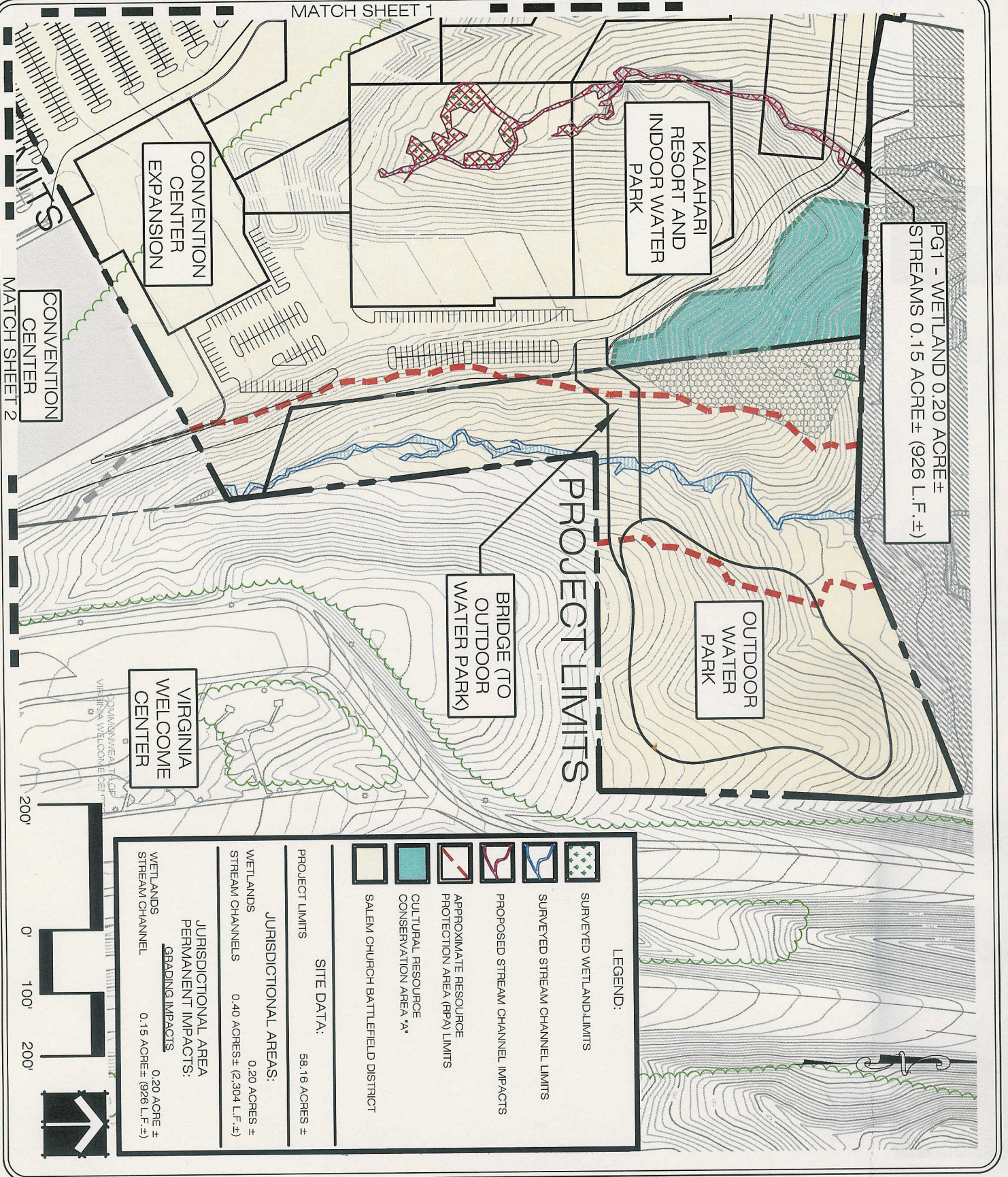
13821 Park Center Road
 Suite 100
 Harrison, Virginia 20171
 (703) 437-5006

5705 Salem Run Blvd.
 Suite 105
 Fredericksburg, Virginia 22407
 (540) 785-5544

Environmental Consultants

DATE: 08/01/00
 DRAWN BY: J. W. B. / J. W. B.
 CHECKED BY: J. W. B. / J. W. B.
 SCALE: 1" = 100' / 1" = 100'
 SHEET: 2

MATCH SHEET 1



LEGEND:	
	SURVEYED WETLAND LIMITS
	SURVEYED STREAM CHANNEL LIMITS
	PROPOSED STREAM CHANNEL IMPACTS
	APPROXIMATE RESOURCE PROTECTION AREA (RPA) LIMITS
	CULTURAL RESOURCE CONSERVATION AREA *A*
	SALEM CHURCH BATTLEFIELD DISTRICT
SITE DATA:	
PROJECT LIMITS	58.16 ACRES ±
JURISDICTIONAL AREAS:	
WETLANDS	0.20 ACRES ±
STREAM CHANNELS	0.40 ACRES ± (2,304 L.F. ±)
JURISDICTIONAL AREA PERMANENT IMPACTS:	
WETLANDS	0.20 ACRE ±
STREAM CHANNEL	0.15 ACRE ± (926 L.F. ±)

JURISDICTIONAL AREA IMPACTS MAP

KALAHARI RESORT & CONFERENCE CENTER

CITY OF FREDERICKSBURG, VIRGINIA



5209 Center Street
Williamsburg, Virginia 23189
(757) 220-4800

13921 Park Center Road
Suite 150
Harrison, Virginia 20171
(703) 437-3096

7501 Boulders View Drive
Suite 205
Richmond, Virginia 23225
(804) 267-3474

5705 Salem Run Blvd.
Suite 105
Fredericksburg, Virginia 22407
(540) 785-5544

Environmental Consultants

DESIGNED BY:
CHECKED BY:
DATE:
SCALE: 1" = 200' HORIZ.
SHEET: 3